

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NO.: R2012-00803, R2012-00800, R2012-00802

PERMIT NO.: RENV 201200099, RPP 201200332, RPP 201200333

PROJECT LOCATION: 25066 & 25080 Mulholland Highway (APN 4455-018-027 & -028)

PROJECT DESCRIPTION AND REQUEST:

Two new single-family residences on contiguous parcels, including a two-story, 6,918 square foot single-family residence with attached 629 square foot three car garage and 390 square foot basement on the east parcel (25066 Mulholland Highway, APN 4455-018-028) and a two-story, 5,005 square foot single-family residence with attached 640 square foot three-car garage on the west parcel (25080 Mulholland Highway, APN 4455-018-027). The east parcel is owned by Dr. Edward Betz and the west parcel is owned by Gayle L. Pepper. Proposed grading includes 980 cubic yards of cut and 980 cubic yards of fill for the east parcel. Estimated import is 100 cubic yards for the east parcel. Proposed grading for the west parcel includes 1,050 cubic yards of cut and 950 cubic yards of fill, plus 400 cubic yards of overexcavation / alluvial removal and compaction. The total project area is 4.44 acres on two parcels located within an unincorporated area near Calabasas in the coastal zone ("Project"). A septic system is proposed for sewage disposal on each parcel and water will be from the Las Virgenes Municipal Water District. The Project requires approval in concept by Los Angeles County ("County"), as the Lead Agency for the Project, of an application for Director's Review.

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD:

Notice is hereby given pursuant to the California Environmental Quality Act ("CEQA") (Section 21092 of the California Public Resources Code) and the CEQA Guidelines, (Section 15072 of the California Code of Regulations, Title 14, that the County intends to adopt a Mitigated Negative Declaration ("MND") for the Project. The County has conducted an Initial Study and prepared an MND in connection with the Project. The MND concludes that the Project, as modified with changes and conditions attached to the Initial Study, will not have a significant effect on the environment.

The County is distributing this notice to alert you concerning the time period in which to submit comments on the MND. Copies of the MND, Initial Study, and all documents referenced therein are available for public review from **October 30, 2012 to November 29, 2012** between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays and open from 8:30 a.m. to 5:30 p.m. on Wednesdays**) in the offices of Regional Planning, Hall of Records, Room 1360, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case> (Case Type: Environmental Assessment).

Due to the time limits mandated by State law, your comments must be received by Regional Planning no later than **November 29, 2012 at 5:30 p.m.** All comments should be sent to: Mr. Richard Claghorn, County of Los Angeles Department of Regional Planning, 320 West Temple Street, Room 1360, Los Angeles, CA 90012. Telephone: (213) 974-6411; Fax (213) 680-9660; e-mail: rclaghorn@planning.lacounty.gov.

